

**OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES
GOVT. OF NCT OF DELHI, OLD COURT BUILDING
PARLIAMENT STREET, NEW DELHI-110001**

No.F.47/RCS/Policy/27/Misc Matter/2026-27/ 219 -225

Date: 01/10/26

CIRCULAR

The attention of all Co-operative Group Housing Societies (CGHS) is invited to Rule 106 of the Delhi Co-operative Societies Rules, 2007, under which the Management Committee is responsible for carrying out repairs and maintenance of the property of the Society, regular inspection of the relevant items and taking immediate action for their repair and maintenance. The said Rule also provides for preparation and regular updating of a Disaster Management Plan and Fire Prevention Plan.

Further, the directions contained in letter No. Min./SW/2026/5053 dated 12.09.2026 issued by the Hon'ble Minister (Social Welfare, Welfare for SC/ST, Cooperative & Election), GNCTD, regarding comprehensive safety audit of Cooperative Group Housing Societies in Delhi, are reproduced/communicated as under:

"All Cooperative Group Housing Societies in Delhi are required to undertake a comprehensive safety audit of their buildings and common facilities covering:

- (i) Structural safety audit through qualified structural engineers/agencies;*
- (ii) Verification of valid Fire Safety Certificate/NOC and proper functioning of fire-fighting and safety installations; and*
- (iii) Verification of valid lift inspection/safety certificates and proper maintenance of lifts.*

Any serious structural or safety deficiency posing an imminent risk to life or property shall be brought immediately to the notice of the competent authority and appropriate precautionary measures taken.

All societies shall submit a time-bound compliance report to the Department, and the Department shall monitor compliance and take/coordinate necessary action wherever required.

Secretary (Cooperation) may ensure immediate necessary action and send consolidated compliance report for information within 30 days."

Accordingly, all Managing Committees of CGHS are hereby directed to undertake an immediate comprehensive inspection/safety audit of their society building(s), common areas and facilities and ensure that there is no structural damage, major cracks, seepage, leakage, damage to roof/external walls, staircases or any other condition which may adversely affect the safety of the building and its occupants.

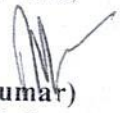
The Managing Committee shall also ensure verification of the valid Fire Safety Certificate/NOC, functioning of fire-fighting and safety installations, validity of lift inspection/safety certificates and proper maintenance of lifts, wherever applicable.

In case any structural defect, damage or other safety deficiency is noticed, the Managing Committee shall take immediate remedial action. Where the matter requires intervention of a civic/competent authority, the Managing Committee may take up the matter with DDA, MCD, Delhi Fire Service or any other competent authority, as applicable, and shall pursue the matter till necessary action is taken.

In accordance with Rule 106 of the Delhi Co-operative Societies Rules, 2007, the Managing Committee shall also ensure regular inspection, timely repair and maintenance, building safety, Disaster Management Plan and Fire Prevention Plan. The Committee shall maintain proper records of the inspection, deficiencies noticed and action taken thereon.

From the overall prospective of rule 106 of DCS Rules, 2007 it is amply clear that MC of the Society is squarely responsible for repair, maintenance and ensuring safety and stability of the society building. Accordingly, MCs of all societies are hereby directed to ensure that action is taken on the above lines and a compliance report is submitted to this office in period of three weeks.

The Managing Committee shall remain responsible for ensuring due inspection, maintenance and timely remedial action in respect of the society's building and common facilities in accordance with the DCS Act, 2003, DCS Rules, 2007 and approved bye-laws, subject to applicable law.


(Anil Kumar)
Deputy Registrar (Policy)

To,
The President/Secretary to all CGHS

Copy to:-

1. Secretary to Hon'ble Minister (Cooperative).
2. Secretary (Cooperative).
3. PA to RCS.
4. PA to Spl. RCS, O/o RCS.
5. All concerned DRCSs for information and necessary communication to the concerned CGHSs.
- ✓ 6. DRCS (IT) for uploading this order on the website of the O/o RCS
7. Guard file.